

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS R-2, R-3, RC-1, RC-2
RC-3a, RC-3b and RC-3c
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Union Church Homes, Inc. has expressed an interest in developing moderate income housing on Disposition Parcels R-2, R-3, RC-1, RC-2, RC-3a, RC-3b, and RC-3c;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Union Church Homes, Inc., be and hereby is tentatively designated as developer for Disposition Parcels R-2, R-3, RC-1, RC-2, RC-3a, RC-3b, and RC-3c subject to submission within sixty (60) days of the following documents satisfactory to the Authority:

- a. Preliminary site plan, indicating the number and composition of the units which can be developed on the disposition parcels;
- b. Proposed rental schedule;
- c. Proposed construction schedule;
- d. Penalty bond in the total penal sum of \$100,000 in a form satisfactory to the Authority to insure adherence to the approved construction schedule;
- e. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- f. Publication of all public disclosure and issuance of all approvals required by Chapters 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found that Union Church Homes, Inc., possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the project area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

December 16, 1966

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: TENTATIVE DESIGNATION OF DEVELOPER
DISPOSITION PARCELS R-2, R-3, RC-1, RC-2, RC-3a,
RC-3b, and RC-3c
SOUTH END URBAN RENEWAL AREA

SUMMARY: This memo requests that the Authority conditionally designate Union Church Homes, Inc. as the non-profit sponsor of the above sites in the South End.

Disposition Parcels R-2, R-3, RC-1, RC-2, RC-3a, RC-3b and RC-3c are located along Columbus Avenue between West Newton Street and Yarmouth Street and comprise a total area of approximately two and one-half acres. It is estimated that the sites can contain 125-150 dwelling units of moderate income housing financed under the 221(d)(3) Program.

On June 2, 1966, the Authority authorized the Development Administrator to negotiate with the Union Methodist Church, an institution with strong neighborhood ties, which had expressed an interest in developing the parcels involved.

Since that time, the Union Methodist Church, through its non-profit affiliate, Union Church Homes has been engaged in preliminary discussions with the Federal Housing Administration and has selected Associated Architect and Engineer as its architect and Beacon Construction Co. as its contractor-developer for the proposed housing.

It seems appropriate at this time that Union Church Homes be tentatively named as developer of the parcels in question.

An appropriate resolution is attached.

Attachment